

# Overview of homes sold in Brookline, MA

First Half of 2015 (January-June)

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	Condos	Single-family	Total
# Sold	227	67	294
Average price	\$813,055	\$1,992,332	\$1,081,802

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# 227 Condos sold

## Summary for all 227 condos sold

All condos	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
Median	\$659,000	\$689,000	2.6%	7.0	\$407.00	1920	1.0
Average	\$792,945	\$813,055	3.8%	20.7	\$467.99	1926	1.1
Std. Deviation	\$420,991	\$403,084	6.8%	40.3	\$338.79	134	0.8

## Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
1-bedroom	40	\$449,000	\$476,500	5.5%	7.0	\$356.50	1945	1
2-bedrooms	100	\$642,000	\$671,000	2.6%	8.0	\$481.00	1922	1
3-bedrooms	61	\$899,000	\$961,000	3.7%	7.0	\$365.09	1919	1

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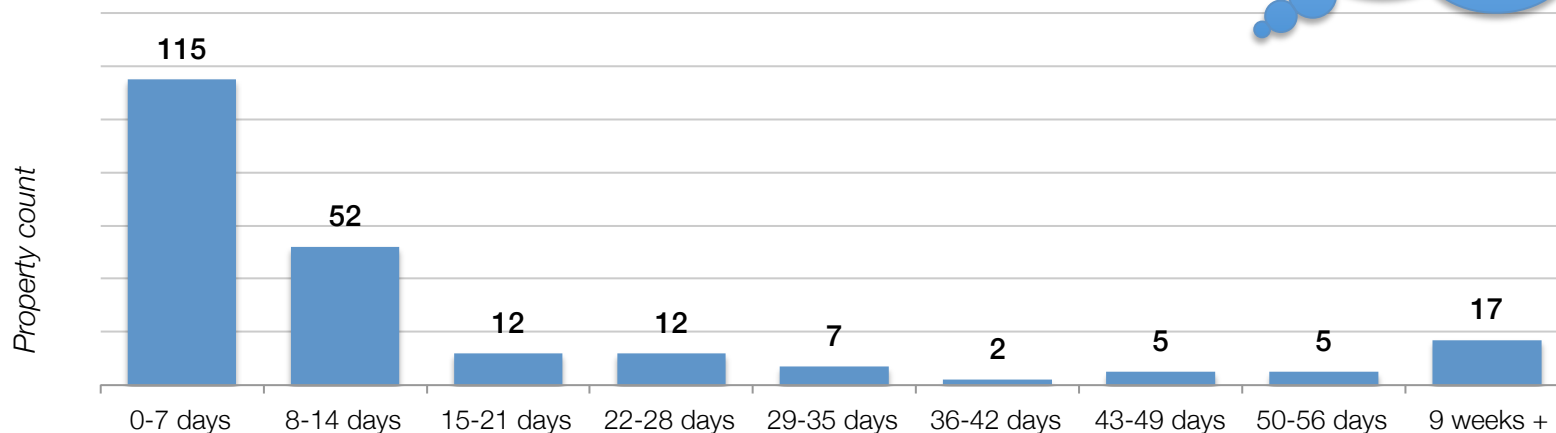


# 227 Condos sold

## Days to Offer

How long did listings last until an offer was accepted?

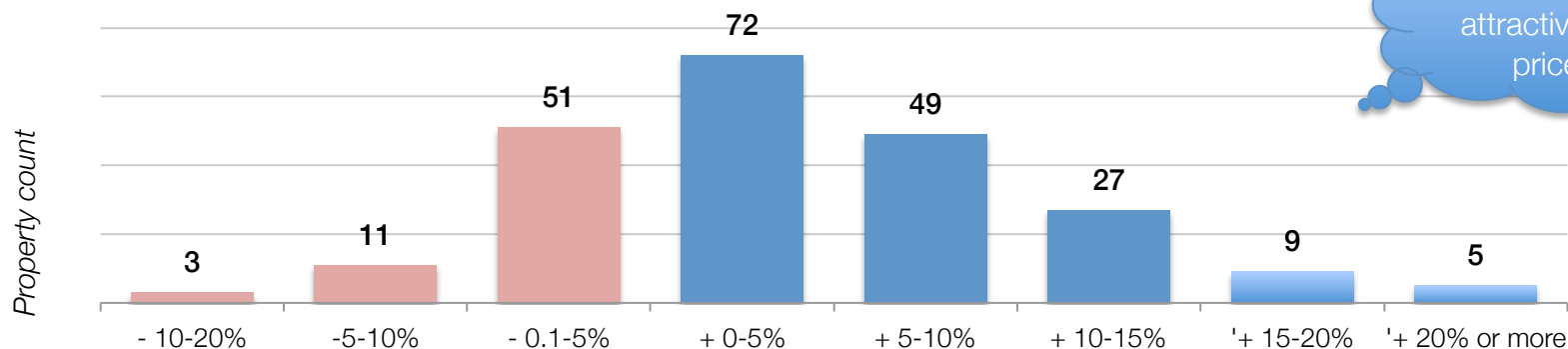
73% had offers within two weeks = bidding wars



## Sold price vs. List price

How much did the sale price differ from the asking price?

Rewarded for setting attractive list price



Sale price / List price (as percent)

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# 67 Single Family Houses sold

## Summary for all 67 houses sold

All houses	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
Median	\$1,700,000	\$1,700,000	0.1%	9.0	1929	3.0
Average	\$2,054,034	\$1,992,332	0.4%	63.1	1935	3.4
Std. Deviation	\$1,937,942	\$1,605,062	7.4%	152.8	38	1.8

## Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
3-bedrooms	18	\$839,000	\$850,000	2.5%	8.5	1938	3
4-bedrooms	14	\$1,394,500	\$1,400,000	-0.2%	9.0	1953	4
5+ bedrooms	31	\$2,375,000	\$2,350,000	-2.4%	20.0	1910	4

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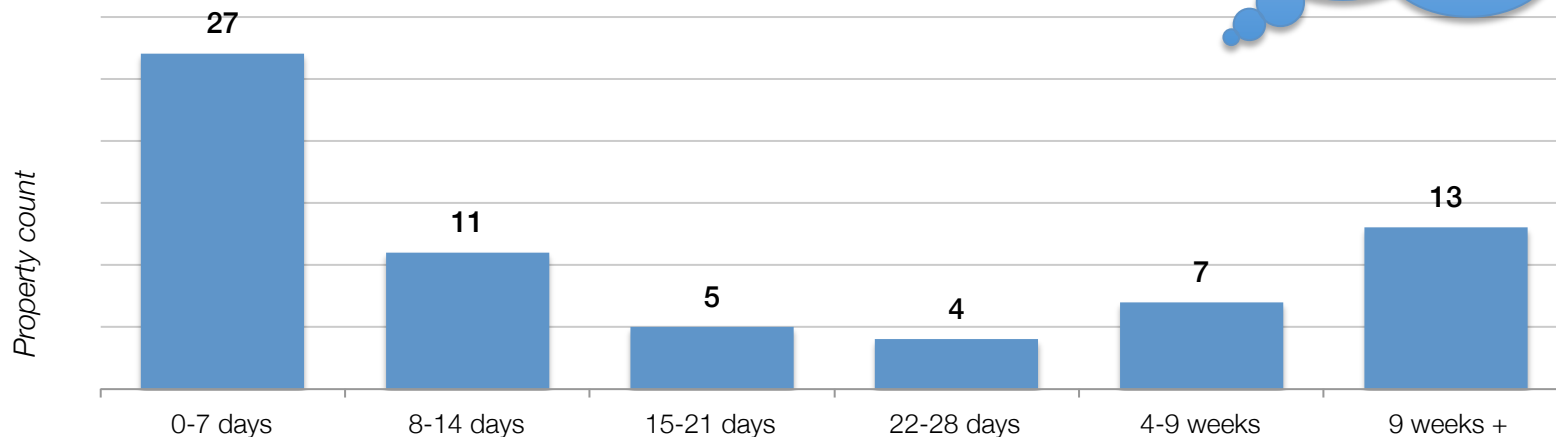


# Single-family houses

## Days to Offer

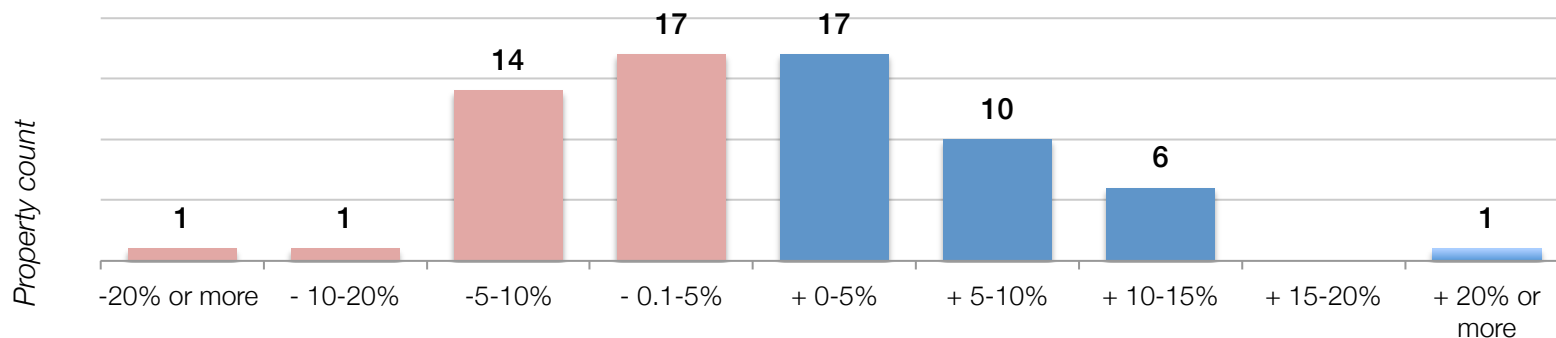
How long did listings last until an offer was accepted?

40% had offers within one week...and 19% took over 9 weeks. Setting the right price makes a difference.



## Sold price vs. List price

How much did the sale price differ from the asking price?



Sale price / List price

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# Thanks for reading my report!

If you found it interesting, please consider subscribing to my newsletter here: [blog.AviRealEstate.com/join.html](http://blog.AviRealEstate.com/join.html). You'll periodically receive in-depth analysis, like this report, and innovative tools, like the text message service I built, highlighted on the bottom-right of this page.

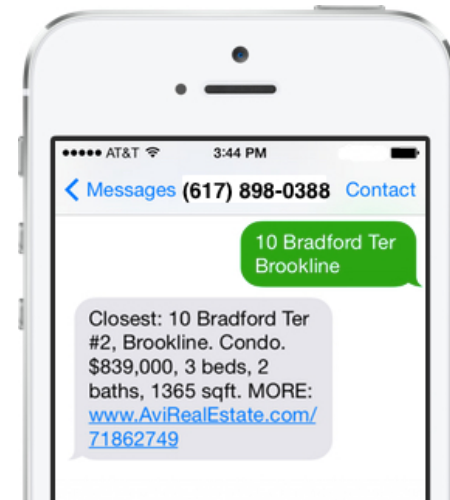
Are you interested in buying or selling a home in the next two years? I may be able to help you. Let's talk, no pressure. (508) 335-1644

## About Avi

I started as a real estate agent in 2004. Most of my business came from referrals due to the high level of service I provide. In 2007 I took a break of a few years, during which time I earned my MBA from MIT Sloan, served in the US Army, including a tour in Iraq, and worked as a marketing leader at General Electric. In 2015, I re-entered the real estate business with the goal of developing an innovative, client-focused, data-driven practice. My inspiration is my grandfather who founded and led what was at the time one of the most innovative brokerages, Isgood Realty, in Berkshire County.

## Property info by text msg

Have you ever walked by a real estate sign and wondered what they're asking for the property? Text the address to **(617) 898-0388**. Within seconds you'll receive an automated reply with the basic details. (Add the number to your phonebook now so that you'll have it next time you pass a real estate sign.) I coded this myself, so let me know what you think!



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